041.0	0002	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	213,500	/	213,500
USE VALUE:	213,500	/	213,500
ASSESSED:	213,500	/	213,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AMORIN NATALIA P L/ESTATE -
Owner 2:	AMORIN JOHN JR TRS--ETAL -
Street 1:	104 RAWSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2484 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	4500.000	102,500		111,000	213,500
Total Card	0.103	102,500		111,000	213,500
Total Parcel	0.103	102,500		111,000	213,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 85.95 | /Parcel: 85.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	27875
GIS Ref	
GIS Ref	
Insp Date	10/11/18

!3408!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	114	FV	102,500	0	4,500.	111,000	213,500		Year end	12/23/2021
2021	114	FV	97,800	0	4,500.	111,000	208,800		Year End Roll	12/10/2020
2020	114	FV	97,900	0	4,500.	444,000	541,900	541,900	Year End Roll	12/18/2019
2019	114	FV	73,300	0	4,500.	471,800	545,100	545,100	Year End Roll	1/3/2019
2018	104	FV	73,300	0	4,500.	344,100	417,400	417,400	Year End Roll	12/20/2017
2017	104	FV	68,700	0	4,500.	299,700	368,400	368,400	Year End Roll	1/3/2017
2016	104	FV	68,700	0	4,500.	255,300	324,000	324,000	Year End	1/4/2016
2015	104	FV	61,200	0	4,500.	249,800	311,000	311,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:02:14

LAST REV

Date	Time
03/19/20	11:46:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3408

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMORIN NATALIA	51127-594		5/2/2008	Involved Gov	475,000	No	No		
	13125-336		1/12/1977			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2005	284	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	163	PATRIOT
3/20/2000	Inspected	270	PATRIOT
2/28/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		4500		Sq. Ft.	Site		0	80.	0.31	1			Restric	-75					111,000						111,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	114	Housing Corp	Prime NB Desc	ARLINGTON	Total: 111,000	Spl Credit	Total: 111,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	83.72	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13611102
Const Adj.:	0.98980200
Adj $ / SQ:	202.414
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629619
Depreciation:	527117
Depreciated Total:	102502

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

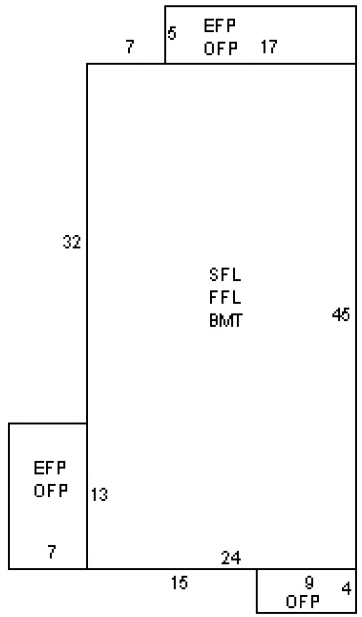
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.41
Special Features:	0	Val/Su Net:	28.25
Final Total:	102500	Val/Su SzAd	47.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	72.570	78,371
FFL	First Floor	1,080	202.410	218,608
SFL	Second Floor	1,080	202.410	218,608
OFP	Open Porch	212	24.040	5,096
EFP	Enclos Porch	176	42.260	7,437

Net Sketched Area:	3,628			Total:	528,120
Size Ad	2160	Gross Area	3628	FinArea	2484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	